

SEWERS IN CHRISTIAN VALLEY

WINCHESTER SEWER LINE CONSTRUCTION

May 20, 2008

The developer of the Winchester Subdivision, located between Christian Valley and Meadow Vista, has constructed a low-pressure sewer pipe, which connects that new subdivision with an existing Placer County Sewer Maintenance District Number 1 (SMD No. 1) trunk sewer pipe on Highway 49. The new pipeline, which has been sized to carry the sewage flow of most of Christian Valley, traverses William Drive to Christian Valley Road, west on Christian Valley Road to Stanley Drive, west on Stanley Drive to Virginia Drive and then south on Virginia Drive to the Saddleback Subdivision. From there the pipe goes through Saddleback to Highway 49. This letter is intended to provide information to members of the public who may be interested in connecting to the SMD No. 1 sewer system by connecting their property to the new Winchester sewer pipe.

LOW PRESSURE SEWERS

The new sewer pipeline serving the Winchester Subdivision is called a low-pressure sewer. In most places the pipe is under pressure, like a water pipe. Sewage solids can not be discharged into the pipe; thus all homes connected to a low-pressure sewer must have a septic tank to capture the solids and a pump to pump the "gray water" into the pressurized pipe. A drawing showing a home's "Septic Tank Effluent System" is attached. After the homebuilder constructs the septic tank and pump per County specifications, the County will accept the system for maintenance by our District utility crews.

CONNECTING TO THE NEW SEWER

If a property owner wishes to connect to the new low-pressure sewer system, the following would be required:

Step 1, Annexation into SMD No. 1

Few properties in Christian Valley are currently within the boundaries of SMD No. 1. Each property owner desiring sewer service will have to apply for annexation into the district through a public hearing before the Board of Supervisors, the governing board of the District. The current cost of annexation is \$5,500 per building site plus a \$500 processing fee. This annexation fee buys a parcel into the district and puts it on par with other parcels that were assessed for the original district construction. Note: If the parcel is less than one acre, the cost will be based on \$5,500 per acre.

Step 2, Connection Fees

Before a parcel connects to a SMD No. 1 sewer system, it must pay a sewage connection fee. Currently that fee is \$6,930 per home plus \$260 inspection fee. This fee pays for enlargements and upgrades to the District's wastewater treatment plant.

Step 3, Sewer Service

A sewer service, which consists of the pipe segment between the new pipeline and the property line, will be needed to serve the property. This sewer service would normally be 1½-inch diameter pipe with a connection to the low-pressure sewer pipe in the street and a valve and box at the property line. Depending on if pavement replacement is needed, the cost of such a service could be \$5,000 or more.

Step 4, Sewer Extension Costs (If Required)

The new low-pressure sewer pipeline was not constructed on every road in Christian Valley. If a parcel on another road needs sewer service, an extension of the low-pressure sewer pipe will have to be built up the road to that property. The engineering and construction costs of that pipe are the responsibility of the property owners desiring sewer service.

Step 5, Septic Tank and Pump Construction

Once a sewer service is constructed to serve a parcel, the septic tank effluent system shown on the attached drawing will have to be constructed. It will consist of a 1½-inch pipe running from the property line to a septic tank and pump. It is possible that an existing septic tank could be used, however the tank would have to be pressure tested to verify that ground water is not leaking into it and thus enter the sewer system. Experience has shown that most tanks will not pass the test and will have to be replaced. It is estimated that the total cost of constructing the septic tank and pump system is approximately \$8,500 per home.

Step 6, SMD No. 1 User Fees

As a home is connected to the SMD No. 1 sewer system, the homeowner is obligated to pay a user fee to the sewer district to operate and maintain the district's sewer pipelines and wastewater treatment plant. All homes in SMD No.1 currently pay a user fee of \$67.84 per month. As was noted above, SMD No. 1 personnel currently maintain the septic tank pump systems that are connected to low-pressure sewers. Each home with such a system pays an additional user fee of \$24.40 per month for that service. Therefore, the total user fee is \$92.24 per month.

Step 7, Reimbursement to Winchester

The Developer of the Winchester Subdivision has agreed that no individual property owner in Christian Valley will have to reimburse him for any of the construction costs of the new low-pressure sewer pipe. It has been agreed, however, that any property in Christian Valley that is developing and connecting to the new low-pressure sewer pipeline, will have to pay a reimbursement to the Developer. The fee will apply to minor land divisions (2-4 lots) and major subdivisions (greater than 5 lots). The reimbursement is \$2,076.00 for every new lot created.

IS CONNECTION TO THE SEWER REQUIRED?

The County does NOT require connection of an existing home to a public sewer except when the following conditions are met:

- (1) A public sewer is within 300 feet of the closest corner of the parcel, and
- (2) The existing septic tank and leaching field system for the parcel is failing or has failed.

For undeveloped parcels, if a new home is proposed and a public sewer is within 300 feet to the closest corner of the parcel, connection to the sewer **will** be required.

For minor subdivisions, if public sewer is within 600 feet to the closest corner of the parcel, connection to the sewer will be required.

For further information contact the Placer County Department of Facility Services, Environmental Engineering Division, at (530) 886-4905.